

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: September 7, 2006

ITEM NO. _____

SUBJECT	Parcel M And O At Troon 6-PP-2006
REQUEST	<p>Request approval of a Preliminary Plat, with amended development standards and a perimeter wall with gated entry feature for a 21-unit single-family residential subdivision on 10+/- acres.</p> <p>Key Items for Consideration:</p> <ul style="list-style-type: none">• This is a new subdivision within the Troon Master Planned Community.• The subdivision design is consistent with the conceptual plan presented with the zoning of this site, case 17-ZN-2005.• Request for amended development standards
OWNER	Troon Canyon Ventures LLC 480-513-7112
APPLICANT CONTACT	Eric Gerster Terrevolution, LLC 602-390-1107
LOCATION	28000 N. Alma School Parkway
BACKGROUND	<p>Zoning. The site is zoned Single Family Residential District, Environmentally Sensitive Lands (R1-7 ESL), which allows low density single-family homes.</p> <p>Context. This approximate 10-acre property is located on the west side of Alma School Road south of Dynamite Boulevard. The development to the south, west, and east consists of single-family residential subdivisions. To the north is undeveloped commercially zoned property planned for office and retail development.</p> <p>Adjacent Uses:</p> <ul style="list-style-type: none">• North: Undeveloped land zoned PCC ESL (HD/HC) (Planned Commercial Center, Environmentally Sensitive Lands, Hillside District/Hillside Conservation)• South: Single-family residential zoned R-4 ESL (HD) (Townhouse Residential District, Environmentally Sensitive Lands, Hillside District)• East: Single-family residential zoned R-4 ESL (HD/HC) (Townhouse Residential District, Environmentally Sensitive Lands, Hillside District/Hillside Conservation)

- West: Single-family residential zoned R-4 ESL (HD/HC)
(Townhouse Residential District, Environmentally Sensitive Lands, Hillside District/Hillside Conservation)

APPLICANT'S
PROPOSAL

Goal/Purpose of Request.

This is a request for approval of a preliminary subdivision plat for 21 single-family lots on approximately 10 acres. The applicant is proposing amended development standards with minimum 20-foot front lot widths for flag lots, clarifying that the site has an ESL zone 24-foot maximum building height, and 5-foot side yard with 0-feet of side yard for walls adjacent to Natural Area Open Space.

The subdivision will have a gated access from Alma School Road through the adjacent commercial property. Off of this access road the design consists of two cul-de-sac streets. The street gates include rusted brown steel overlapping leaves, mortar washed rubble stone veneer columns, and stucco on concrete masonry unit.

The Natural Area Open Space conforms to the zoning stipulations with a total of 3.53 acres required 3.19 acres provided on-site and 0.34 acres provided off-site within the Troon Master Planned Community. The Natural Area Open Space is designated on the property at the perimeter to allow additional buffer between properties, along trail corridors, and where boulders occur.

Development information.

- Existing Use: Unimproved
- Proposed Use: 21 Single-family residential lots
- Parcel Size: 10 +/- Acres
- Proposed Density: 2.1 Dwelling Units per Acre
- Building Height Allowed: 24 Feet
- Building Height Proposed: 24 Feet

IMPACT ANALYSIS

Traffic.

The proposed street network will consist of one main street with two cul-de-sac streets that connect to Alma School Road.

Water/Sewer.

The proposal will connect to existing water and sewer lines. There are no capacity or service concerns.

Police/Fire.

The site is located in Police District #3. This property is diagonally north of Fire Station 614 (at 27777 North Alma School Road). Both police and fire services exist and there are no anticipated service impacts.

Schools.

The Cave Creek Unified School District has been notified of this application. It is anticipated that there will be 6 students generated as a result of this

development, 2 students per each of the following schools: elementary, middle, and high school. The school district states that there is adequate capacity for these students.

Open Space/Scenic Corridors.

The site design incorporates open space along its perimeter and within the site adjacent to boulders and the sides of individual lots. This site is located within the Troon Master Planned Community which is allowed to share Natural Area Open Space throughout the community. This site is designating 0.34 acres of Natural Area Open Space off-site, consistent with its zoning entitlement.

Through this site's master planning and specifically master drainage planning history, the washes on the existing site have been planned to flow along Alma School Road and along the south side of the site. This is generally consistent with the site's natural features including a gradual slope with intervening high points from north to south, and boulders primarily located in the southwest portion of the site. Trails are located on the north and east sides of this site in areas overlapping drainage corridors.

Alma School Road is designated as a "Buffered Corridor" along which a 40-foot setback is required and provided.

Gates.

Staff has stipulated that the colors of the materials for the gate entry features be submitted for a Staff Approval prior to final plans review approval. The submitted elevation plans show an acceptable gate entry design but the color details are missing.

Community Involvement.

The applicant sent letters to surrounding property owners within 750 feet advising them of the proposed subdivision development. Staff has not received any public comment regarding this proposed development

STAFF
RECOMMENDATION

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

RESPONSIBLE
DEPT(S)

Planning and Development Services Department
Current Planning Services

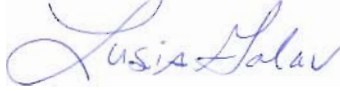
STAFF CONTACT(S)

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APPROVED BY



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ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
- B. Fire Ordinance Requirements
 - 1. Applicant's Narrative
 - 2. Context Aerial
- 2A. Aerial Close-Up
- 3. Zoning Map
- 4. Preliminary Plat
- 5. Entry Gate Detail

Stipulations for Case: 6-PP-2006 Parcels M and O at Troon

Unless otherwise stated, the developer agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

Applicable Documents, Plans, And Relevant Cases

1. The improvement plans and plat shall be in substantial conformance to the following documents except as required by the Revised Scottsdale City Code, and the stipulations herein:

General Documents

- a. The location and configuration of all site improvements shall be constructed to be consistent with the Preliminary Plat submitted by kpff Consulting Engineers, dated 7/31/2006 by City staff.
- b. The Design Standards and Policies Manual (DS&PM).

Planning Documents

- c. Each lot shall be constructed to comply with the Amended Development Standards submitted by Terrevolution, LLC, dated 7/21/2006 by City staff.
- d. Each lot shall conform to the Building Envelope Concept Plan submitted by kpff Consulting Engineers, dated 7/31/2006 by City staff, and the Revised Flag Lot Building Envelopes submitted by Terrevolution, LLC dated 7/31/2006 by City staff.
- e. The entry gate plan for Parcels M & O, Troon North, prepared by Taylor Architecture L.L.C., dated August 10, 2006 by City Staff.
- f. The NAOS, including quantity, size, and location shall be installed to be consistent with the Natural Area Open Space (NAOS) Analysis exhibit submitted by kpff Consulting Engineers, dated July 31, 2006 by City staff.

Engineering Documents

- g. Preliminary Drainage Report for Troon North Parcel M and O Project, prepared by kpff Consulting Engineers, dated August 25, 2006 by City staff.

Relevant Cases

- h. At the time of review, the applicable Zoning case for the subject site was 17-ZN-2005.

Subdivision Plat Requirements

Subdivision Design

DRB Stipulations

2. The final plat and the final improvement plans shall identify the ownership, use and the maintenance responsibilities of any land not used for residential lots.
3. The homeowners' association shall be responsible for the maintenance of the exterior perimeter walls. The developer shall note this requirement on the final plat.
4. Provide the following note on the final plat: Each lot contains a maximum building construction envelope approved by the City of Scottsdale's Development Review Board. The building envelope exhibit is on file at the City of Scottsdale. No buildings shall be located outside of the construction envelope.

5. Provide the following note to the final plat: Land designated as Natural Area Open Space (NAOS) shall be permanently maintained as natural desert space pursuant to the City of Scottsdale's Environmentally Sensitive Lands Ordinance. Designated NAOS areas shall not be accepted for the maintenance or property ownership by the City of Scottsdale without expressed action of the City of Scottsdale's City Council. Before any improvement is accepted, it shall meet City standards. Failure to maintain the designated NAOS areas could result in a civil action brought by the City for costs incurred by the City of Scottsdale for maintenance and preservation.
6. The minimum total NAOS to be dedicated for this project shall be 3.53 acres.

Street Dedication Requirements

Ordinance

- A. The developer shall provide the following street rights-of-way:

STREET NAME	STREET TYPE	R.O.W. DEDICATION
Alma School (Public)	Major Collector Rural ESL	45 ft half street (45 ft existing)
Internal Street (Private)	Local Residential	40' (full width) – per Figure 5.3-19

Easements

DRB Stipulations

7. Trail Easement:

Before any certificate of occupancy is issued for the site, the developer shall construct a minimum 8 foot wide multi-use trail. The trail shall connect across this site and connect to Alma School Road and along the site's Alma School Road frontage. The trail shall be contained within a minimum 15 foot wide public access easement, which the developer shall dedicate to the city within twelve (12) months of City Council approval. The alignment of the trail shall be subject to approval by the city's trails Coordinator prior to dedication. The trail shall be designed in conformance with the Design Standards and Policies Manual - Landscaping and Parks.

8. Sight Distance Easements

Sight distance easements shall be dedicated over sight distance triangles. Sight distance triangles shall be pursuant to figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

Provide the following note on final plat: Sight distance easements shall be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet as determined by the City of Scottsdale.

9. Vehicular Non-Access Easement: Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Alma School Road except at the approved driveway location.
10. Indemnity Agreements: When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.
11. Emergency Access Easement: The developer shall dedicate an emergency and service vehicle access easement over the internal streets.

Ordinance

- B. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50 cfs or more, for all

FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. The plat shall state that all drainage and flood control easements shall be dedicated to the City with maintenance responsibility for drainage facilities and detention basins to be that of the property owner and/or the Homeowners Association.

C. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water and sewer easements necessary to serve the site.

D. Public Utility Easement:

- (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

E. An Natural Area Open Space Easement (NAOS):

- (1) A NAOS easement shall be dedicated to the City of Scottsdale for all areas designated as NAOS

Final Improvement Plan Requirements

PLANNING

Entry Gate Design

DRB Stipulations

12. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1' higher than the tallest unit.
13. All exterior conduit and raceways shall be painted to match the building.
14. Colors of the entry gate shall be submitted for Current Planning Staff Approval with the first review submittal of Final Plans Construction Documents.

Natural Area Open Space (NAOS)

DRB Stipulations

15. Any NAOS that is dedicated over a Public Utility Easement shall be counted as revegetated NAOS.
16. NAOS shall not be dedicated within 5-feet of any building
17. NAOS areas dedicated within 10-feet of any building shall considered revegetated NAOS.
18. NAOS areas dedicated within 5-feet of any wall shall considered revegetated NAOS.

Construction Envelope Exhibit

DRB Stipulations

19. Add the following note the final construction envelope exhibit: "Modification to the building envelope exhibit shall require the approval of the Development Review Board."

Ordinance

- F. The developer shall provide a separate dimensioned construction envelope exhibit with the improvement plan review.

Landscape Design**DRB Stipulations**

20. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
21. Salvaged vegetation shall be incorporated into the subject property revegetation and/or landscape design.
22. Provide the following note: Area within a sight distance triangle shall be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within a sight distance triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line.
23. Public right-of-way median landscaping and irrigation shall be installed and constructed in accordance with the City of Scottsdale's Supplement to MAG Standard Specification.
24. All roadway tracts shall be landscaped and maintained by the developer and/or homeowner association.

Exterior Lighting Design**DRB Stipulations**

25. No lighting shall be permitted in dedicated NAOS easements.
26. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line.
27. Incorporate into the project's gate entry design, the following:
 - a. Fixtures shall be a flat black or dark bronze finish.

Additional Planning Items**DRB Stipulations**

28. Flagpoles, if provided, shall be one piece, conical, and tapered.
29. As part of the sales of any residential lot adjacent to a public trail, path, or commercial property, the developer shall require the purchaser to sign an acknowledgement that the property is adjacent to a public trail, path, or commercial property.

ENGINEERING

Drainage And Flood Control**DRB Stipulations**

30. Demonstrate consistency and conformance with accepted drainage plans and reports from Section I, Applicable Engineering Documents and Plans.

The developer shall submit two (2) hard copies and one (1) compact disc copy of complete final plans/reports prior to final City of Scottsdale approval of the improvement plans.
31. All 404 jurisdictional delineations shall be shown on the final improvement plans and the final drainage report drainage exhibit/plan. All areas of disturbance shall be clearly noted. A completed 404 Certification Form shall be submitted with final improvement plans. A copy of the 404 permit from the U.S. Army Corps of Engineers, including an exhibit showing the delineations, shall be submitted prior to approval of final improvement plans. Limits of disturbance and other conditions must be in conformance with the 404 permit.

32. All onsite erosion protection and floodwalls necessary to protect residential structures from flooding, within a given parcel, shall be constructed as infrastructure improvements for that parcel, even if they are located in a different parcel, prior to the issuance of building permits in that parcel.
33. Provide positive drainage away from walks and curbs along all streets.
34. This case is obtaining a wash modification for the existing wash the runs through the middle of the site. It has a flow rate of less than 100 cfs. The developer shall be responsible for all stormwater infrastructure costs both onsite and offsite to reroute this wash to the main wash along Alma School Road, including securing all drainage easements for the new route, both onsite and offsite. The developer shall provide a drainage easement for the rerouted wash. All drainage easements and construction documents shall be completed prior to final plan approval by the City of Scottsdale.
35. Riprap shall be indigenous stone.
36. All exposed cut and fill shall be treated with eonite or equivalent.

Ordinance

- G. Off-site runoff must enter and exit the site as it did historically.
- H. All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- I. If full storage of the 100 year, 2 hour storm event is not provided, then application for a Stormwater Storage Waiver for this development must be submitted to the One Stop Shop. Approval of the Stormwater Storage Waiver by the City's Stormwater Management Division will be required, and must be obtained prior to submittal of final improvement plans or final plat.
- J. Other Stormwater Storage:
 - (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - (2) Drywells are not allowed.
- K. Street Crossings:
 - (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

Roadway, Intersection, And Access Design

DRB Stipulations

37. Streets and other related improvements:

STREET NAME	STREET TYPE	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Alma School (Public)	Major Collector Rural ESL	Existing	Existing	Existing
Internal Street (Private)	Local Residential	40' (full width) – per Figure 5.3-19	Roll	Notes A and B below.

- a. Provide a 6 ft sidewalk along at least one side of all internal streets, and a 6 ft shoulder on the other side. Provide a 6ft sidewalk along Greythorn to Alma School.
- b. Provide a few unobstructed pedestrian connections from internal streets to the trail. Use public access easements to preserve the corridors for the residents.

38. The developer shall design and construct the gated entrance in conformance with Figure 8.1-1 of the City's Design Standards and Policies Manual, and the entry gate plan for Bella Sol at Troon North, Parcels M and O at Troon North, prepared by Taylor Architecture dated August 10, 2006.
39. Construct street connection to Alma School using Greythorn. Cannot utilize the access easement over Greythorn for residential lots. The existing access easement on Greythorn shall be converted to a private or public street. This site shall access Alma School at this location.
40. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.

Ordinance

- L. Public street lights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

Trails And Paths

DRB Stipulations

41. MULTI-USE TRAIL. Before any certificate of occupancy is issued for the site, the developer shall construct a minimum 8 foot wide multi-use trail. The trail shall connect across this site and connect to Alma School Road, and shall extend along the site's frontage with Alma School Road. The trail shall be contained within a minimum 15 foot wide public access easement, which the developer shall dedicate to the city within twelve (12) months of City Council approval. The alignment of the trail shall be subject to approval by the city's trails Coordinator prior to dedication. The trail shall be designed in conformance with the Design Standards and Policies Manual - Landscaping and Parks. The trail needs to connect across site to Alma School, either along north side or south side of site. Trail needs to connect to the existing trail to west on commercial parcel and existing trail to south on Alma School. Check with the City's Trails coordinator Scott Hamilton 480-312-7722.
42. The developer shall be responsible for coordinating the approved trail alignment with the City's Trail Coordinator. The alignment shall be determined prior to submission of final plans.
43. The developer shall provide signage for all trails per Section 7.3 of the City's Design Standards & Policies Manual. The location and design of the signs and markers shall be shown on the final improvement plans to the satisfactions of Parks and Recreation staff.

Refuse

DRB Stipulations

44. If individual (80-gallon) refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's Refuse Enclosure detail.

Ordinance

- M. Underground vault-type containers are not allowed.
- N. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- O. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

Water And Wastewater Stipulations

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements.

DRB Stipulations

45. BASIS OF DESIGN REPORT (WATER). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources

Department **before** the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:

- a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
- b. Identify the timing of and parties responsible for construction of all water facilities.
- c. Include a complete description of requirements relating to project phasing.
- d. Identify the location of required pressure reducing valve locations as applicable, and provide the results of a pressure flow test.

46. BASIS OF DESIGN REPORT (SANITARY SEWER).). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:

- P. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
- Q. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
- R. Include a complete description of requirements relating to project phasing.
- S. Clearly identify water sampling station locations as applicable.

47. APPROVED BASIS OF DESIGN REPORTS. **Before** the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained approval of the Basis of Design Reports for Water and Wastewater.

48. Whenever looped or outfall lines are required outside the roadway prism, the lines shall be located in a tract (not on a lot) with a 20' water/sewer easement overlaying the alignment. These alignments shall be graded and maintained in a manner that allows access for maintenance purposes, in accordance with the City's Design Standards and Policies Manual.

49. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:

For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.

For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

Ordinance

- T. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

Wastewater

Ordinance

- U. Privately owned sanitary sewer shall not run parallel within the waterline easement.

Construction Requirements

As-Builts

50. Improvement plans that document all ongoing construction, including, but not limited to, field changes, as-built locations, or other modifications, shall be maintained at the construction site, and shall be made available to City staff for review upon request.
51. City staff may request the developer to submit as-built plans to the Inspection Services Division prior to acceptance of construction, or within one year from the date of acceptance.
52. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
53. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges, as determined by city staff.

Summary Of Development Standards

Subdivision Name	Parcel M & O at Troon North			
Zoning	R1-7 ESL			
	Ordinance Requirements	Maximum Reduction Allowed	Amended Standards	(%) Proposed Reduction
Min. Lot Area	7,000sf	25%	None	NA
Min. Lot Width				
Standard Lot	70'	25%	None	NA
Flag Lot	20'	20'	20'	NA
Maximum Building Height	30' R1-7; 24' ESL	NA	None	NA
Min. Yard Setbacks				
Front Yard				
Front (to face of building)	20'	NA	None	NA
Front (to face of garage)	20'	NA	None	NA
Front (corner lot, side street)	10'	NA	None	NA
Front (corner lot, adjacent to key lot, side street)	10'	NA	None	NA
Front (double frontage)	20'	NA	None	NA
Side Yard				
Minimum	5'	One side may be 0'. The minimum distance between buildings is 5 feet.	5' building setback, 0' wall setback where adjacent to NAOS.	No percentage reduction is specified in the Zoning Ordinance.
Minimum aggregate	14'	NA	None	NA
Rear Yard				
Standard Depth	25'/22' with alley	NA	None	NA
Min. Depth (% of difference which can be occupied)	30%	NA	None	NA
Distance Between Buildings (Min)				
Accessory & Main	10'	NA	None	NA
Main Buildings/Adjacent Lots	14'	NA	None	NA
Maximum Wall Height				
Front	3' or 6' up to 40%	NA	None	NA
Side	8'	NA	None	NA
Rear	8'	NA	None	NA
Corner side not next to key lot	8' of PL	NA	None	NA

Bella Sole
at Troon North

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE THE DESIGNATED STIPULATIONS INTO FINAL PLAT)

- | | |
|---|---|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p><u>PROVIDE REQUIRED TURNING RADIUS</u>
 <u>PROVIDE REQUIRED CLEAR WIDTHS</u></p> <p>_____</p> <p><input type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 4. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"> <input type="checkbox"/> A. KNOX BOX
 <input type="checkbox"/> B. PADLOCK
 <input checked="" type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES. </p> <p><input type="checkbox"/> 5. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p><input checked="" type="checkbox"/> 6. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 7. NUMBER OF FIRE HYDRANTS REQUIRED, <u>AS NOTE</u>. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF <u>1200 AT 1000</u> GPM THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> | <p><input type="checkbox"/> 8. SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.</p> <p><input checked="" type="checkbox"/> 9. MODIFIED NFPA 13-D SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS.</p> <p><input type="checkbox"/> 10. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.</p> <p><input type="checkbox"/> 11. NFPA (2002 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA:</p> <p><input type="checkbox"/> 12. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 13. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 14. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x _____ (NSHT)</p> <p style="margin-left: 20px;"> <input type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 <input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS. </p> |
|---|---|

ATTACHMENT B



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 5/30/2006

Project No.: 575 - PA - 04

Coordinator: Kira Wauwie

Case No.: 17 - ZN - 2005

Project Name: Parcels M & O at Troon North

Project Location: 28000 N. Alma School Parkway, Scottsdale, Az 85262

Property Details:

☒ Single-Family Residentail ☐ Multi-Family Residential ☐ Commercial ☐ Industrial

Current Zoning: R1-7 Proposed Zoning: NA

Number of Buildings: _____ Parcel Size: Approx. 10 Acres

Gross Floor Area/Total Units: 21 units Floor Area Ratio/Density: 2.21 units/acre

Parking Required: _____ Parking Provided: _____

Setbacks: N - 25' S - 50' E - 35' W - 50'
F - 20' R - 25' S - 7' S(NAOS) - 5'

Description of Request:

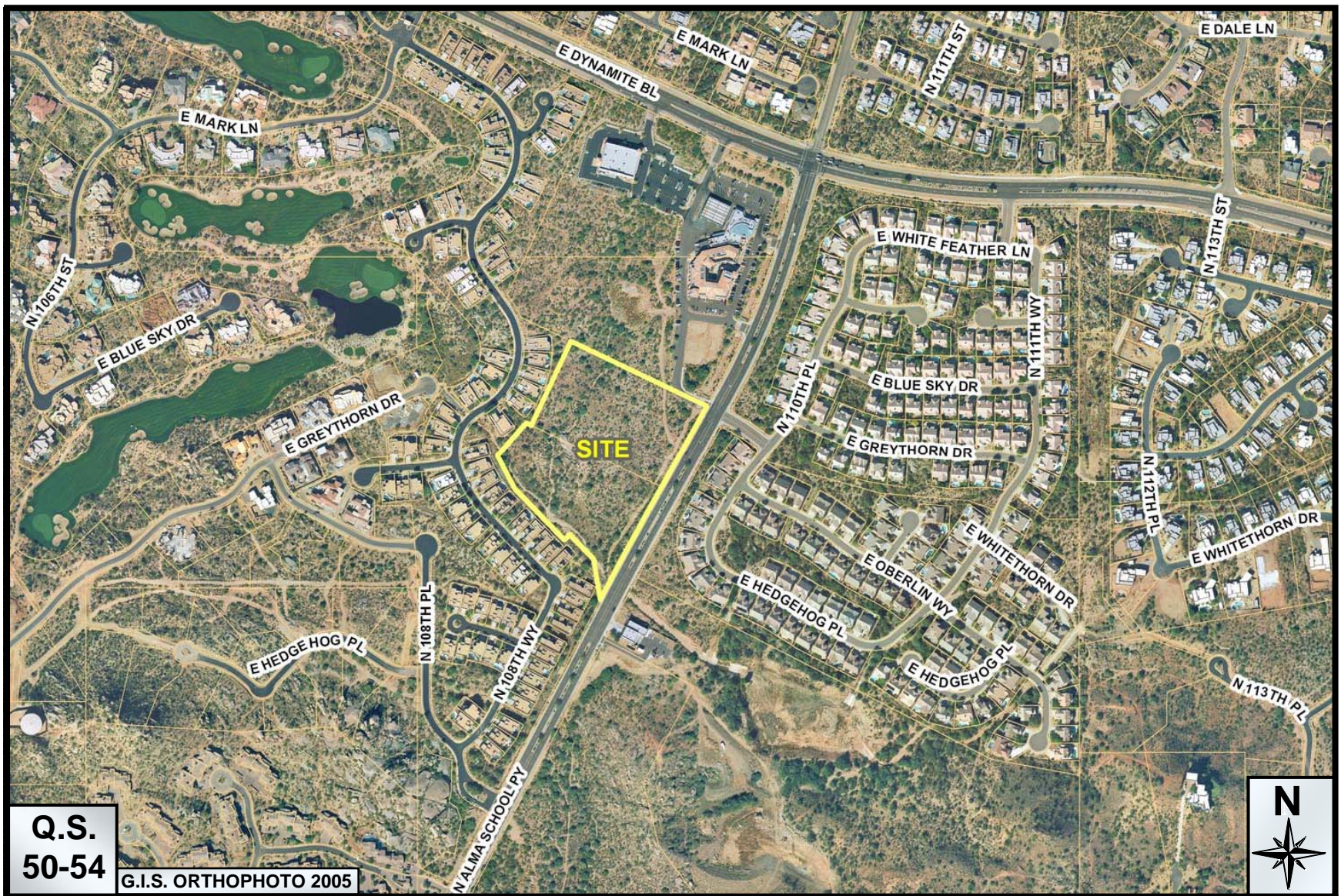
The primary request is for a Preliminary Plat Approval. These two parcels within the Troon North Masterplan were originally zoned for commercial office buildings, but were converted to R1-7 through a General Plan Amendment and subsequent rezoning. Throughout the process, the total number of lots has decreased from 35 to 27, and then to 22. This Preliminary Plat is for 21 lots. Efforts have been made to place the lots in order to cause the least amount of impact to existing terrain and to maximize the NAOS.

This request also includes a request for Amended Development Standards (R1-7). An amendment to the develop standards is requested in order to keep the lots smaller and minimize their setbacks (on-lot). This will result in larger tracts of NAOS and greater setbacks from the existing residential neighborhoods. The revised Development Standards will only change the on-lot setbacks, and the revised and minimized setbacks will more closely duplicate the setbacks of the surrounding residential subdivisions.

This request also includes a wall design and graphic depicting the placement of a screen wall along the properties northern boundary where it abuts a parcel with commercial zoning (PCC). The intent here is to screen the residential homes from existing and future commercial activities.

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



Parcel M and O at Troon

6-PP-2006

ATTACHMENT #2



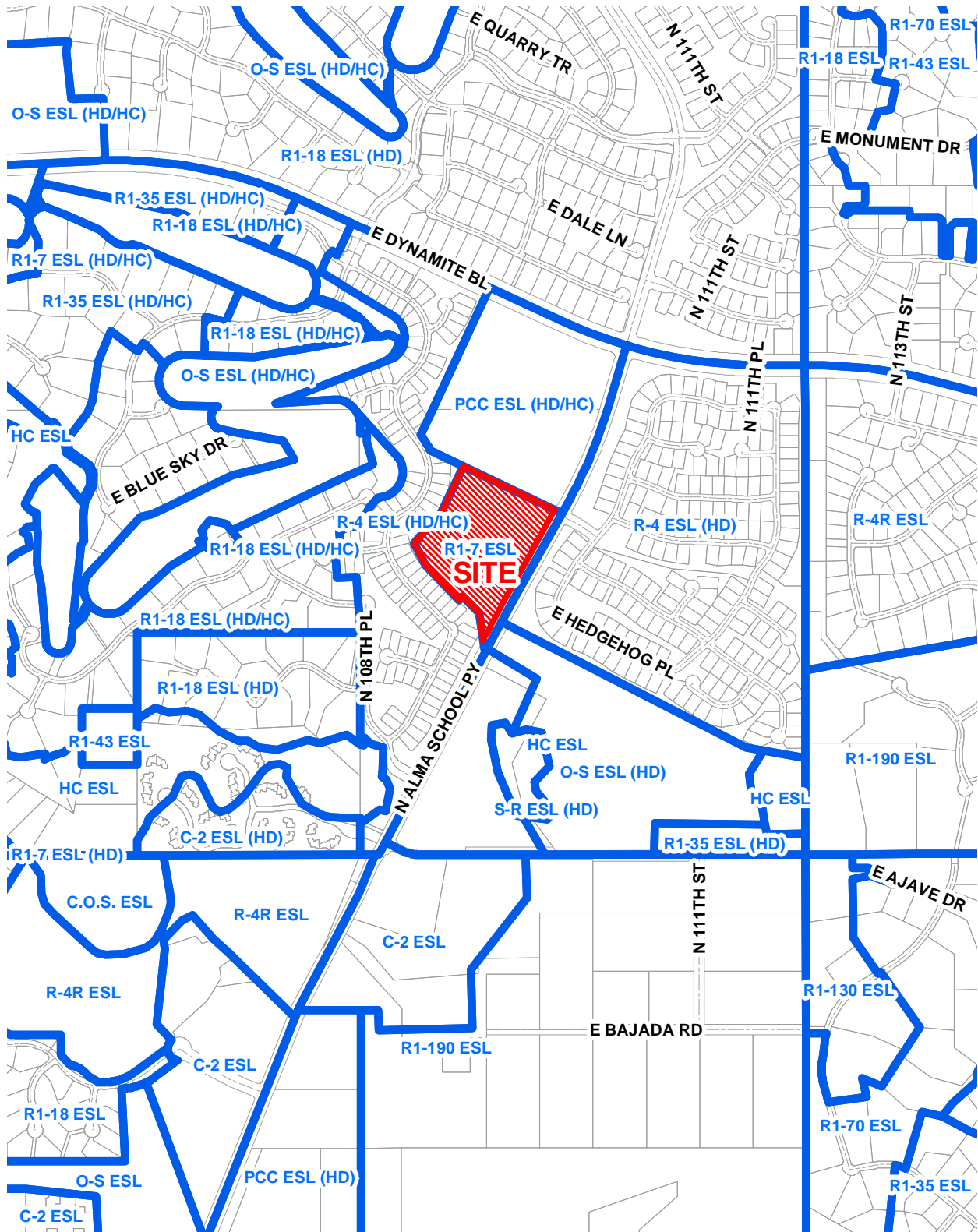
Q.S.
50-54

G.I.S. ORTHOPHOTO 2005

Parcel M and O at Troon

6-PP-2006

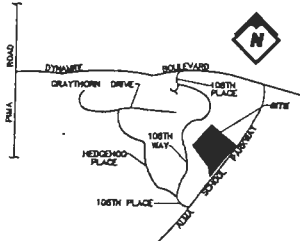
ATTACHMENT #2A



6-PP-2006

ATTACHMENT #3





VICINITY MAP

N.T.S.

DEVELOPER

TROON CANYON VENTURES, LLC
 9742 E. HIDDEN GREEN DR.
 SCOTTSDALE, AZ 85262
 (602) 549-0193

CIVIL ENGINEER

KPFF CONSULTING ENGINEERS
 2800 N. CENTRAL AVENUE
 STE. 1010
 PHOENIX, ARIZONA, 85004
 PHONE: (602) 264-1010
 FAX: (602) 285-1010

PROJECT DATA

GROSS LOT AREA: 9.98 AC (417,300 SQ. FT.)
 RIGHT OF WAY AREA: 1.14 AC (49,650 SQ. FT.)
 NET LOT AREA: 8.44 AC (367,650 SQ. FT.)
 NUMBER OF LOTS: 21

ZONING:
 PARCEL M: R 1-7 ESL
 PARCEL O: R 1-7 ESL
 ZONING CASE #: 17-2N-2005

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED ON A CITY OF SCOTTSDALE BRASS CAP FLUSH AT THE CENTERLINE INTERSECTION OF DYNAMITE BOULEVARD & ALMA SCHOOL PARKWAY ELEVATION = 2664.21 (NAVD 88)

PRELIMINARY PLAT FOR PARCELS M & O AT TROON NORTH

LEGAL DESCRIPTION

EXHIBIT 1

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGES 5 EAST OF GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE FULLY DESCRIBED AS FOLLOWS:

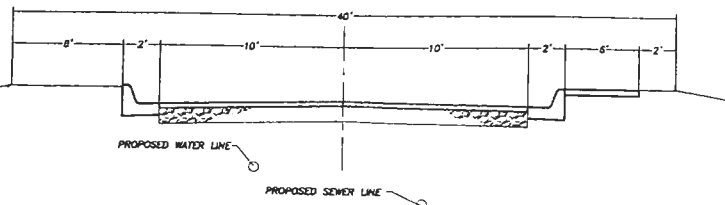
COMMENCING AT THE NORTH EAST CORNER OF SAID SECTION 33; THENCE SOUTH 61 DEGREES 01 MINUTES 21 SECONDS WEST A DISTANCE OF 1901.39 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ALMA SCHOOL PARKWAY AS RECORDED IN BOOK 312 OF MAPS, PAGE 43 IN THE OFFICE OF THE MARICOPA COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 64 DEGREES 30 MINUTES 00 SECONDS WEST A DISTANCE OF 597.08 FEET; THENCE SOUTH 41 DEGREES 10 MINUTES 31 SECONDS WEST A DISTANCE OF 174.21 FEET; THENCE SOUTH 27 DEGREES 16 MINUTES 44 SECONDS EAST A DISTANCE OF 284.56 FEET; THENCE NORTH 45 DEGREES 09 MINUTES 00 SECONDS EAST A DISTANCE OF 29.80 FEET; THENCE SOUTH 44 DEGREES 09 MINUTES 00 SECONDS EAST A DISTANCE OF 183.97 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID ALMA SCHOOL PARKWAY; THENCE CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID ALMA SCHOOL PARKWAY AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01 DEGREES 31 MINUTES 02 SECONDS AND ARC DISTANCE OF 318.96 FEET AND A CHORD BEARING OF NORTH 28 DEGREES 29 MINUTES 49 SECONDS EAST; THENCE NORTH 29 DEGREES 15 MINUTES 20 SECONDS EAST CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID ALMA SCHOOL PARKWAY, A DISTANCE OF 144.30 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT 2

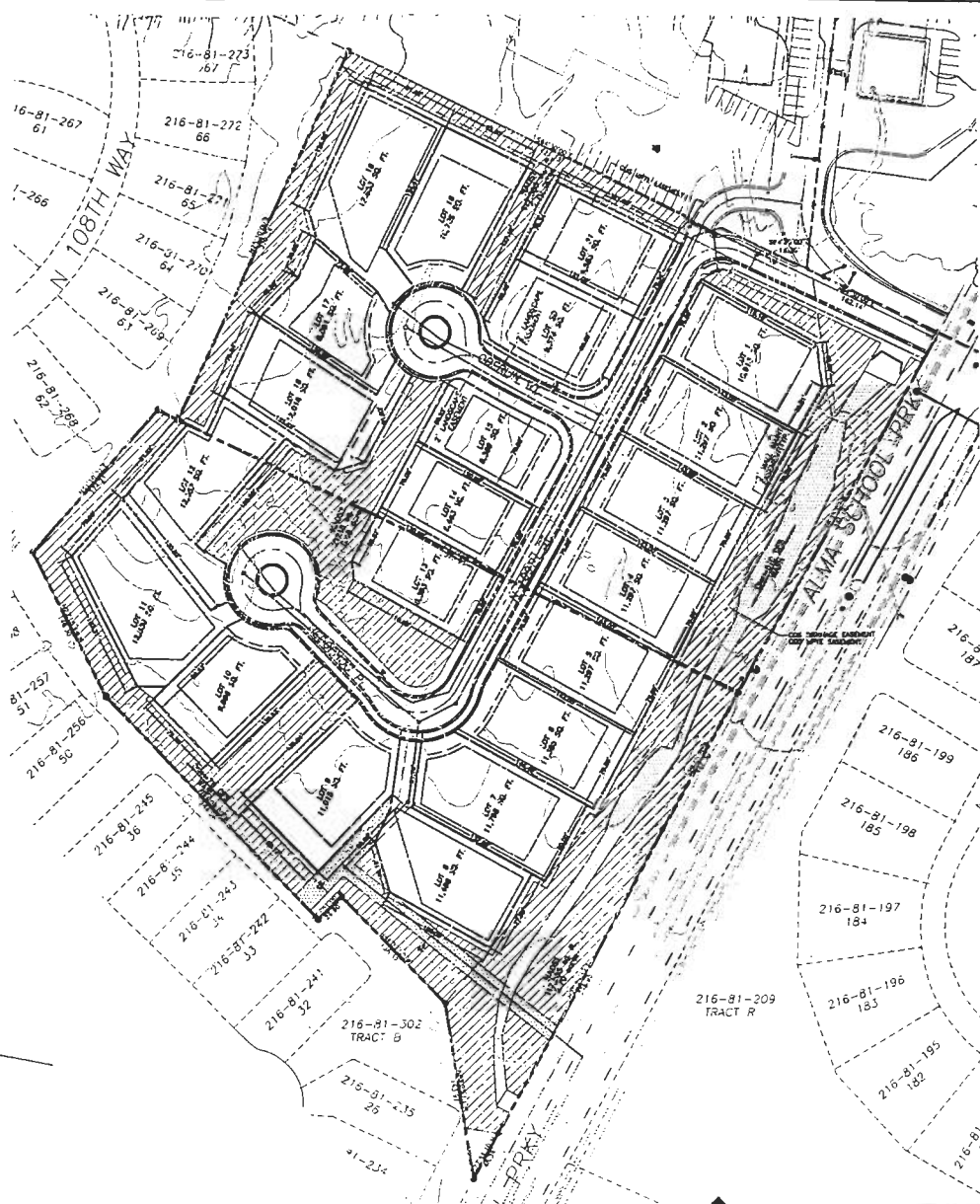
THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGES 5 EAST OF GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 33; THENCE SOUTH 89 DEGREES 55 MINUTES 53 SECONDS WEST (BASIS OF BEARINGS FROM RESULTS OF A.L.T.A. SURVEY OF PRINCIPLE MEASURE NORTH BY LYON AND ASSOCIATES CONSULTING ENGINEERS JOB NO.1802 DATED JULY 1984) ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33 A DISTANCE OF 1863.16 FEET; THENCE SOUTH 25 DEGREES 30 MINUTES 00 SECONDS WEST A DISTANCE OF 370.34 FEET; THENCE SOUTH 64 DEGREES 30 MINUTES 00 SECONDS EAST A DISTANCE OF 575.95 FEET; THENCE NORTH 29 DEGREES 15 MINUTES 20 SECONDS EAST A DISTANCE OF 371.14 FEET; THENCE NORTH 64 DEGREES 30 MINUTES 00 SECONDS WEST A DISTANCE OF 606.28 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT ALL MINERALS IN THE NORTH HALF OF SAID SECTION 33 AS RESERVED IN THE PATENT RECORD IN DOCKET 304, PAGE 447, RECORDS OF MARICOPA COUNTY, ARIZONA.



TYPICAL STREET SECTION
TYPICAL INTERIOR STREET
N.T.S.



See Maricopa County Recorder's Office for the latest status of this plat.
 602-283-1100
 Maricopa County

kpff Consulting Engineers
 2800 N. CENTRAL AVENUE, SUITE 1010
 PHOENIX, ARIZONA 85004
 PHONE: (602) 264-1010
 FAX: (602) 285-1010

REVISIONS	DATE



TROON NORTH
PARCELS M & O
 SCOTTSDALE, ARIZONA 85262

SHEET TITLE:

PRELIMINARY PLAT

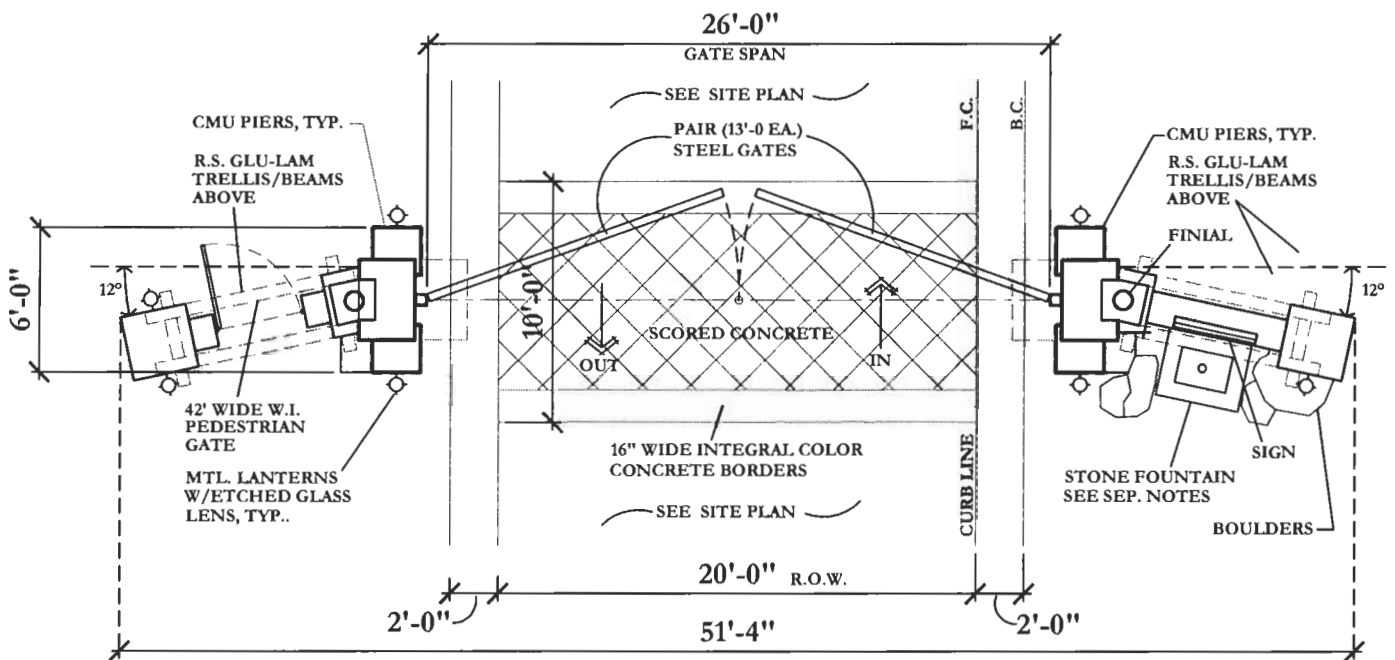
STATUS:

DRAWN: M.W.
 DESIGNED: M.W.
 CHECKED: F.W.
 DATE: 7/27/04
 JOB NO: 165012

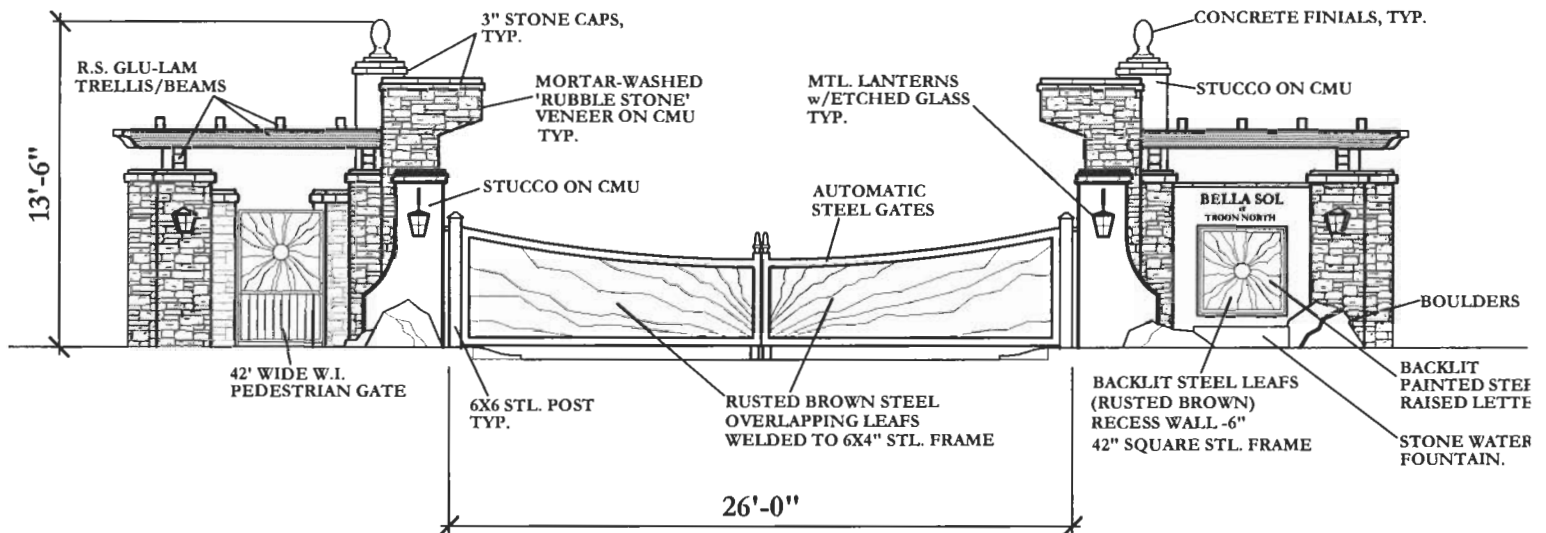
SHEET NO:

1 OF 1

6-PP-2006
REV: 07/31/2006



PLAN VIEW



FRONT ELEVATION

Preliminary
ENTRY GATE DETAIL
 for

PARCELS M & O, TROON NORTH

ALMA SCHOOL PKWY. & DYNAMITE ROAD
 SCOTTSDALE, ARIZONA

TAYLOR ARCHITECTURE, LLC.

ATTACHMENT #5

6-PP-2006
 REV: 8/10/2006